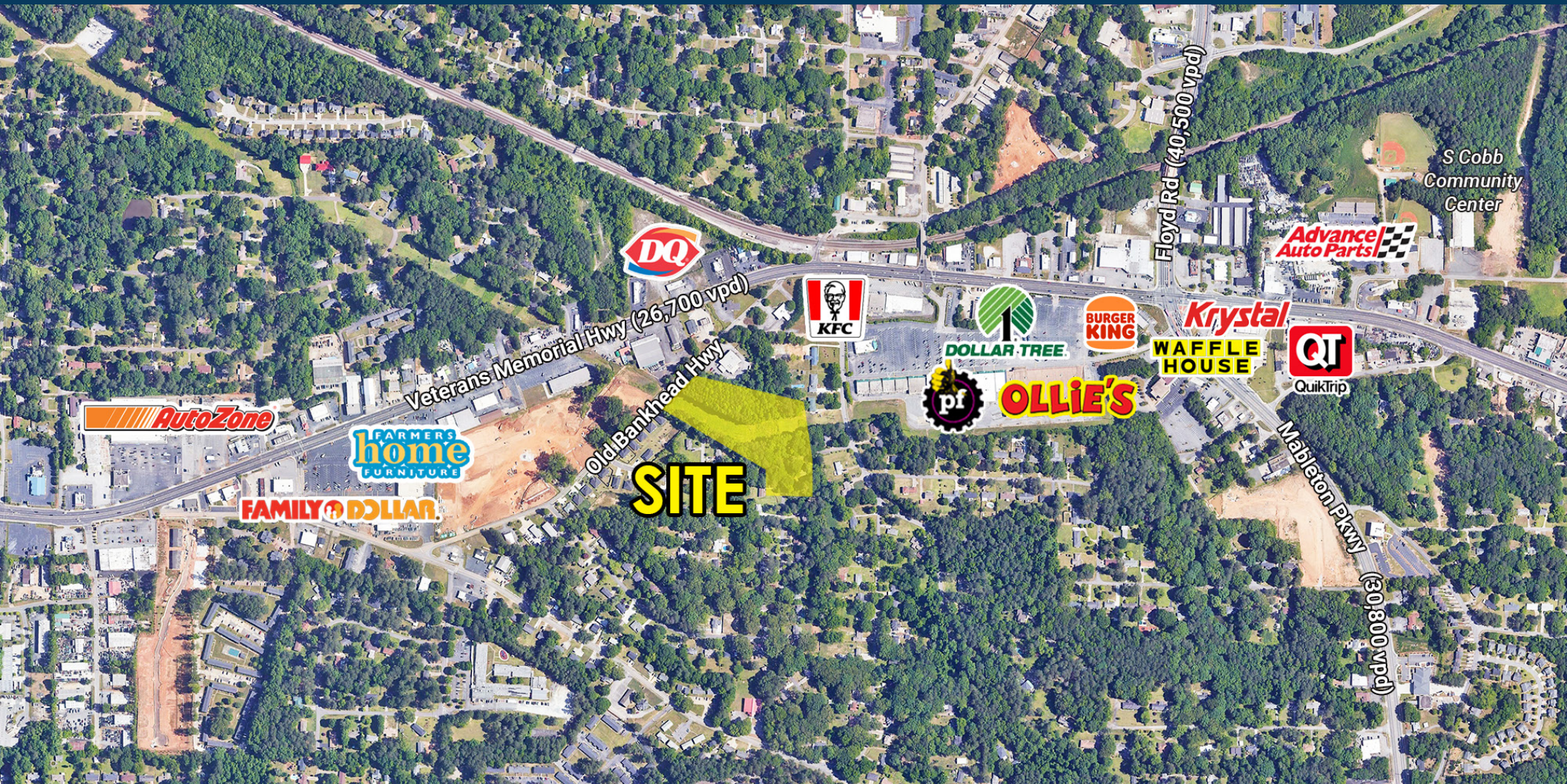


Offering Memorandum
4.195± Ac (2.65± Ac Buildable) Development Opportunity



McWhirter



1035 Old Bankhead Highway
Mableton, GA 30126

Confidentiality Agreement & Disclaimer

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or McWhirter Realty Partners, LLC ("MRP"). You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or MRP.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner or MRP. Therefore, all projections, assumptions, estimates, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximate. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Certain documents within this Memorandum are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum.

Neither the Owner or MRP, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents, and you are to rely solely on your investigations and inspection of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner nor MRP shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

The information within this Memorandum has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. Any assumptions, estimates, projections, or opinions used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Presented by:

Nelson Vinson

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Dan Buyers

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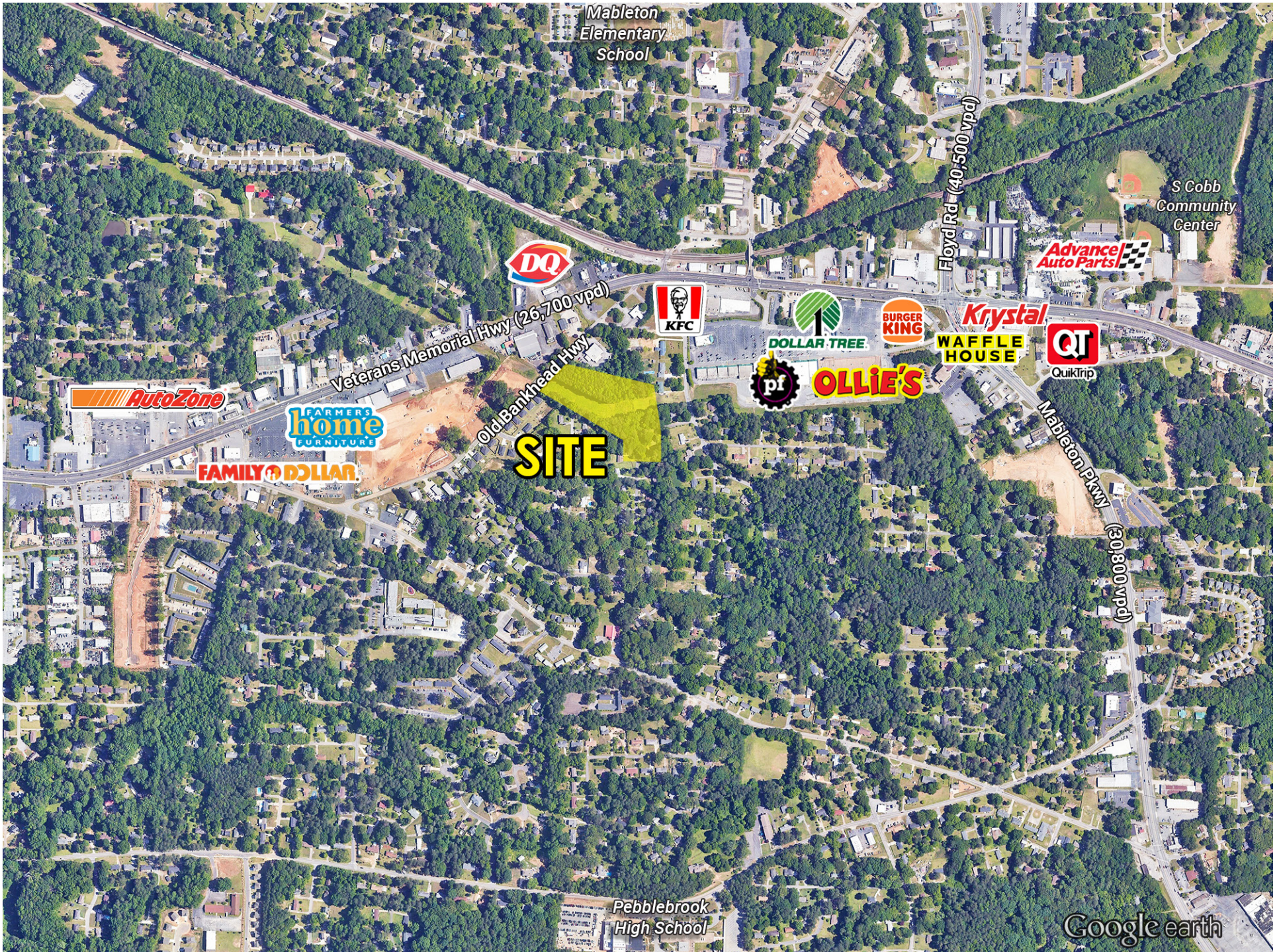


4.195± Ac (2.65± Ac Buildable) Development Opportunity

1035 Old Bankhead Highway
Mableton, GA 30126

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Property Summary

McWhirter Realty Partners is pleased to offer for sale this 4.195± acre tract in Mableton, Georgia, situated 0.1± mile from the highly traveled Veterans Memorial Highway.

Location / Area

The 4.195± acre site is located in Mableton, Georgia and is a short drive to many metro Atlanta locations.

Access / Frontage

The site has 215±' of frontage on Old Bankhead Highway.

Utilities

Utilities are subject to independent verification.

Zoning / Future Land Use

The site is currently zoned NS and R20.

Schools

Schools that serve the property are: Mableton Elementary School, Lindley Middle School, Pebblebrook High School.

Price

Inquire for pricing.



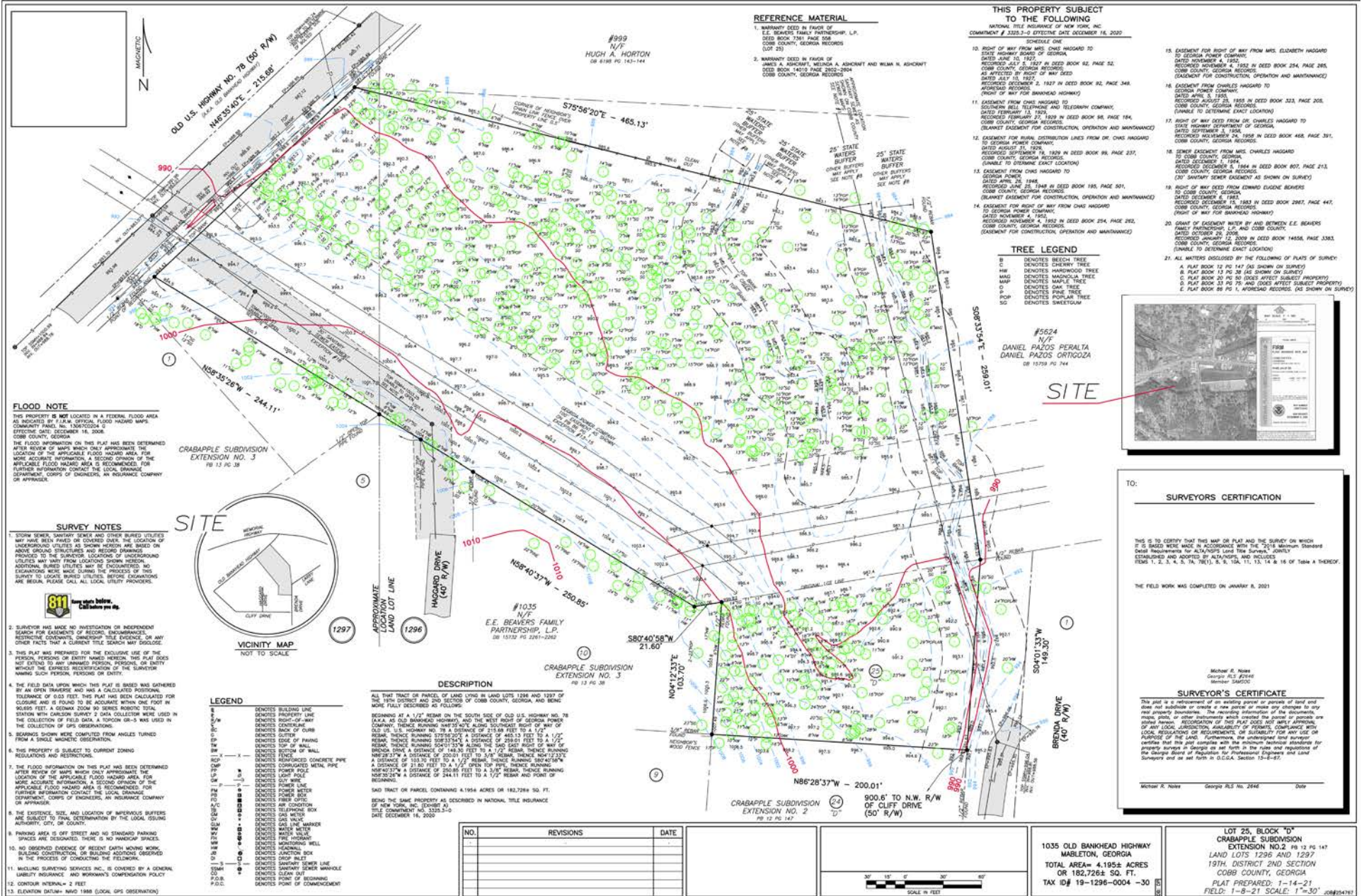
Area Demographics

Population	1-mile	3-mile	5-mile
2028 Projection	5,980	65,043	150,281
2023 Estimate	5,911	64,283	148,397
2010 Census	5,275	57,243	131,240
Growth 2023-2028	0.2%	0.2%	0.3%
Growth 2010-2023	0.9%	0.9%	1.0%

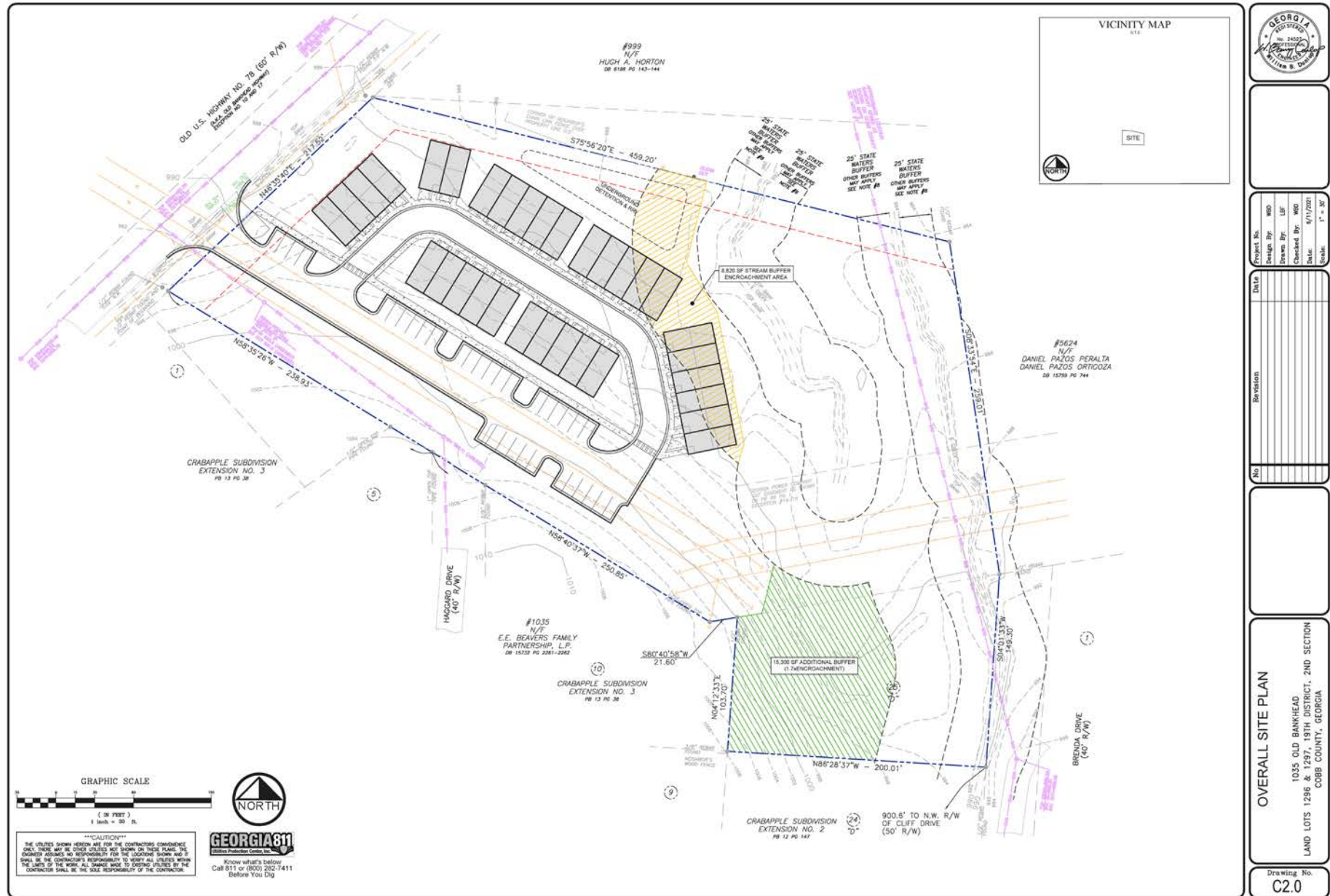
Income	2-mile	10-mile	20-mile
2023 Avg Household Income	\$81,965	\$86,766	\$90,516
2023 Med Household Income	\$65,090	\$65,687	\$68,026

Source: Claritas

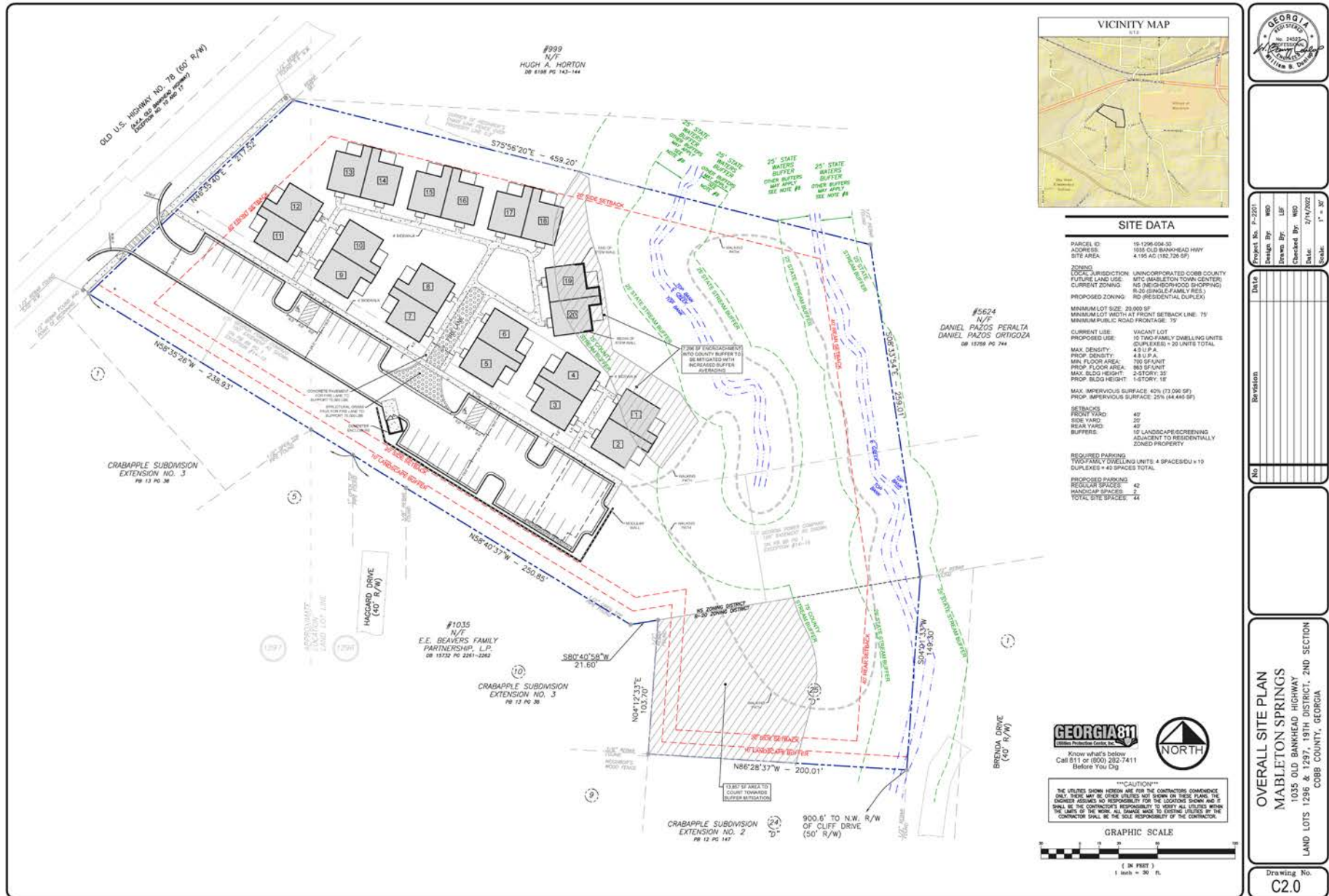
Property Survey



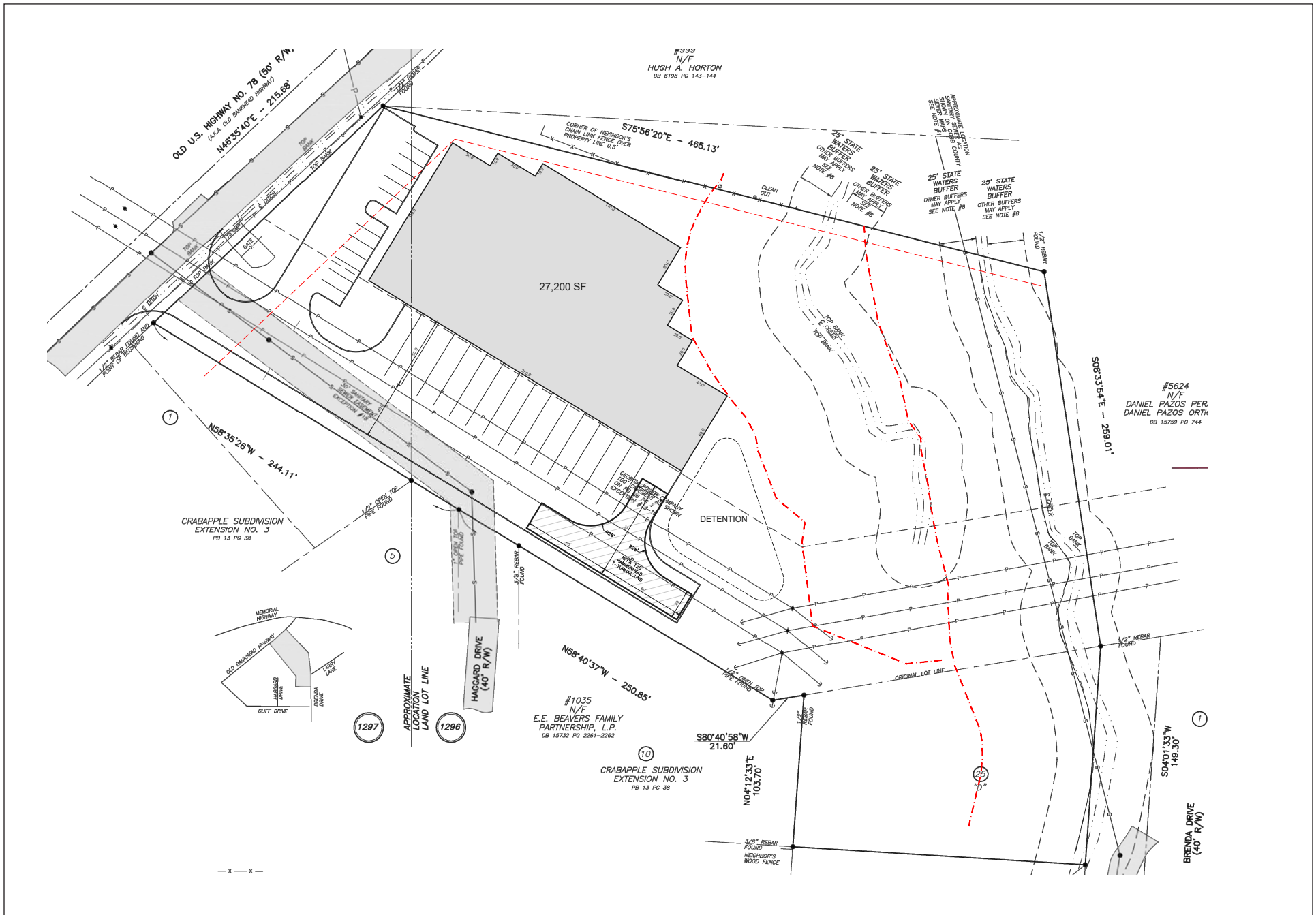
Conceptual Plan - Single Garage Townhomes and Surface Parking



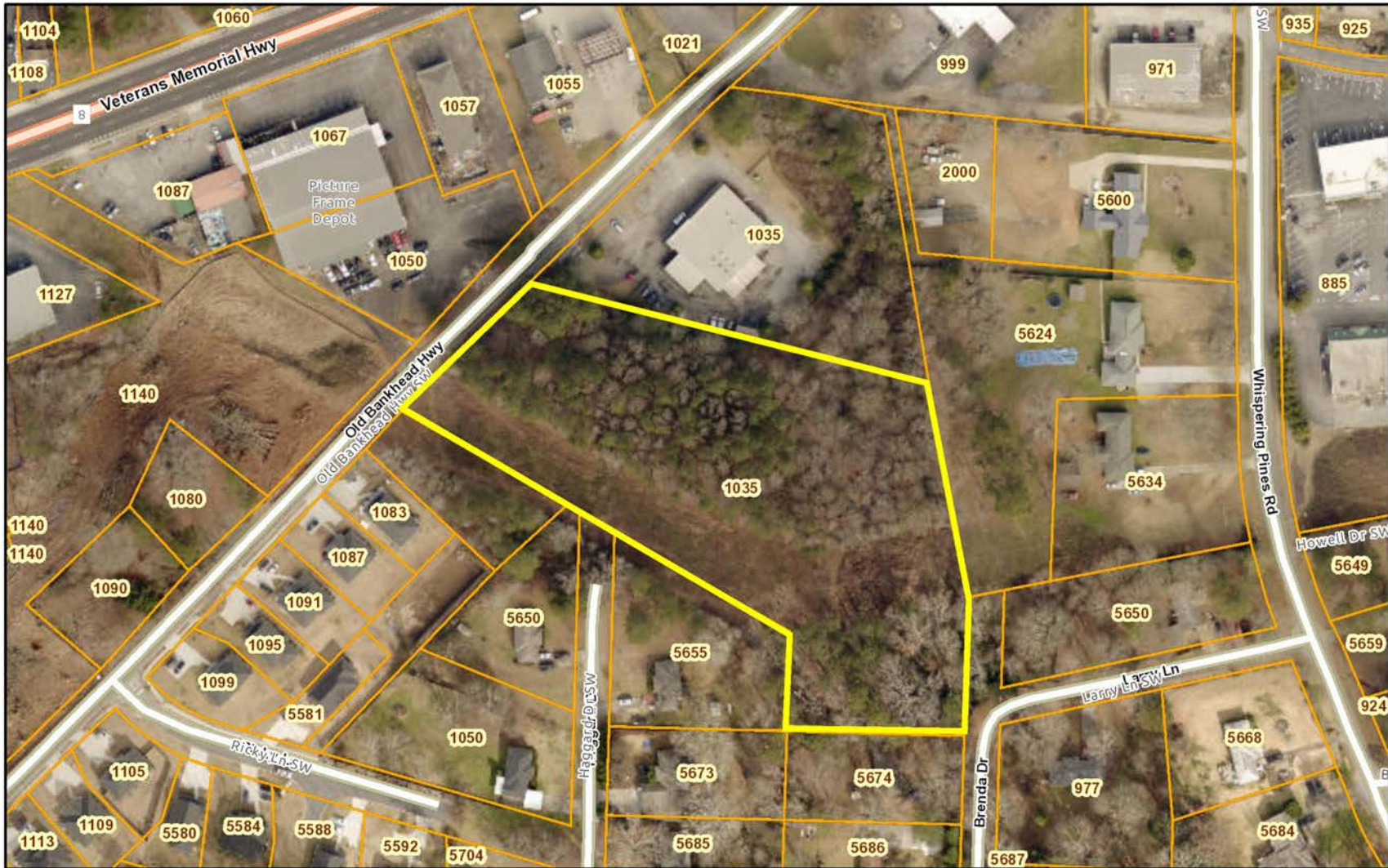
Conceptual Plan - 10 Duplex Buildings (20 Units)



Conceptual Plan - Warehouse Buffer

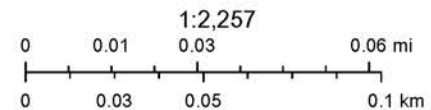


1035 Old Bankhead Hwy, Mableton, GA



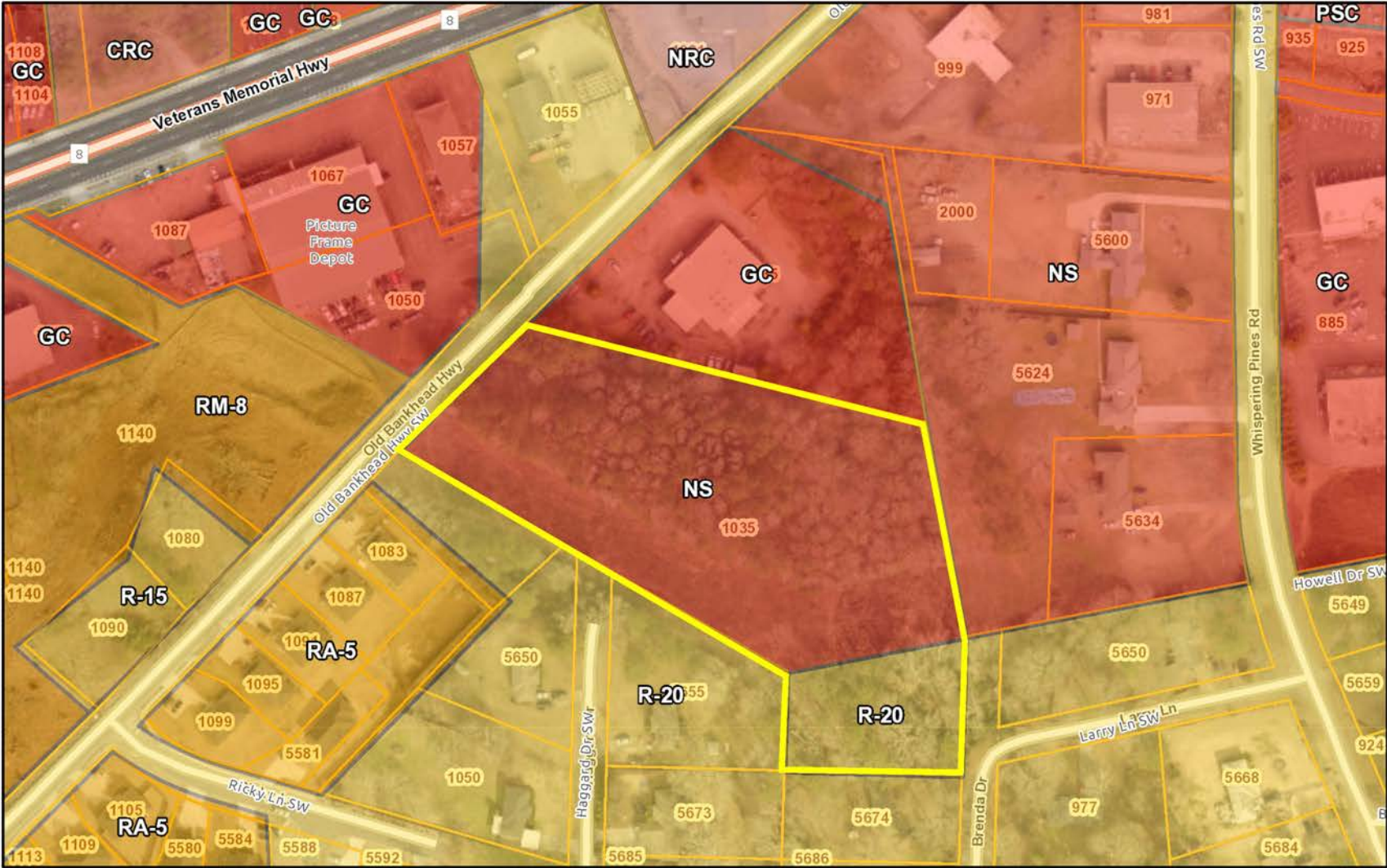
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| CobbParcels | Cobb Roads | Major Collectors | Local-Private | ORTHOS |
| Main rail line | Interstates | Minor Collectors | Ramps | Red: Band_1 |
| Arterials | Local | | | Green: Band_2 |



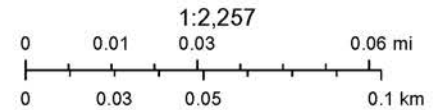
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1035 Old Bankhead Hwy - Zoning Districts



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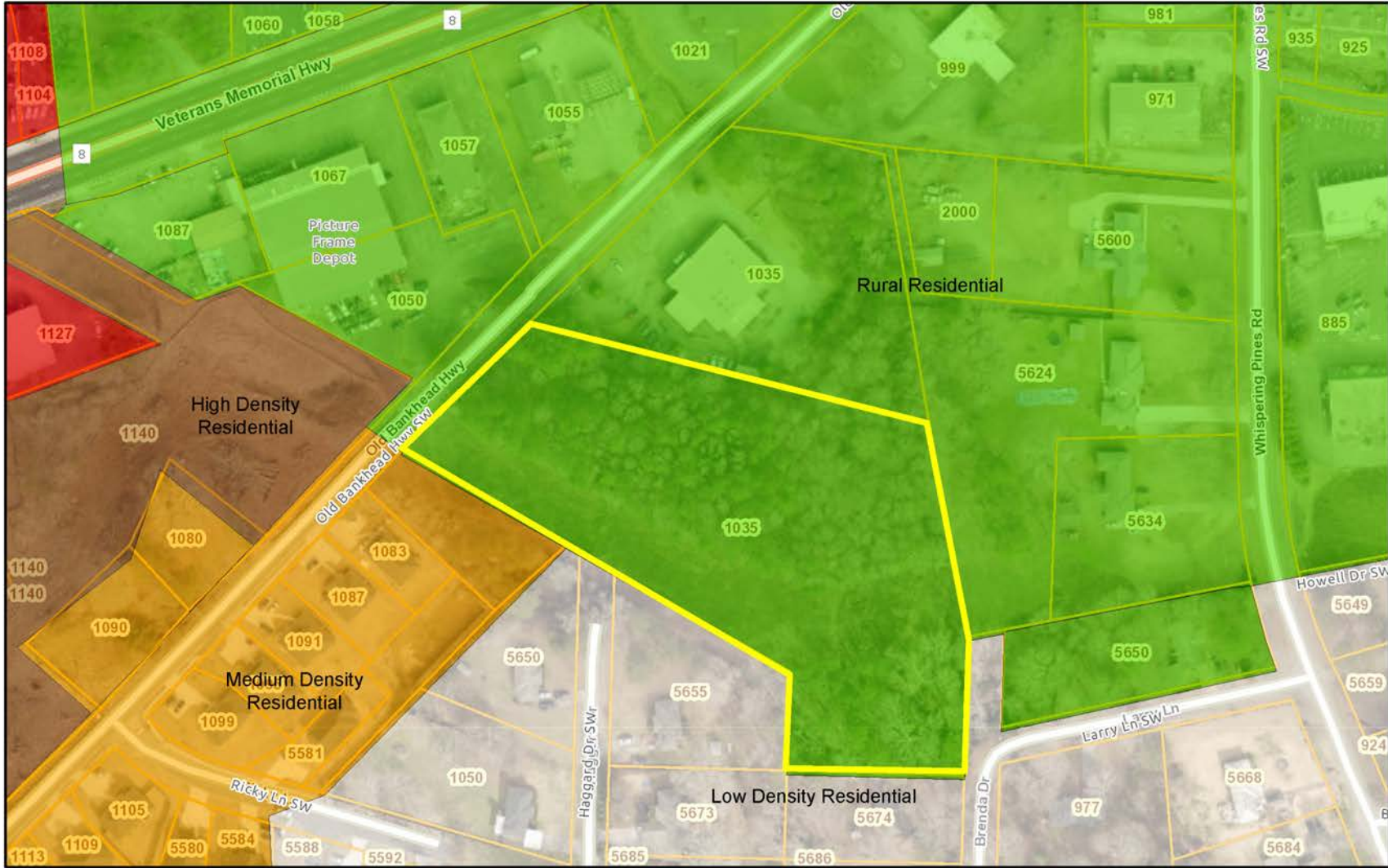
Zoning Districts	NRC	CRC	PSC	HI	LRO	OHR	R-80/OSC	R-40
<all other values>	UVC	UC	GC	IF	OI	OS	RR	R-30/OSC
CF	PVC	NS	RRC	LI	OMR	R-80	R-40/OSC	R-30



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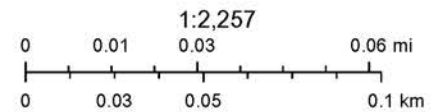
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1035 Old Bankhead Hwy - Future Land Use



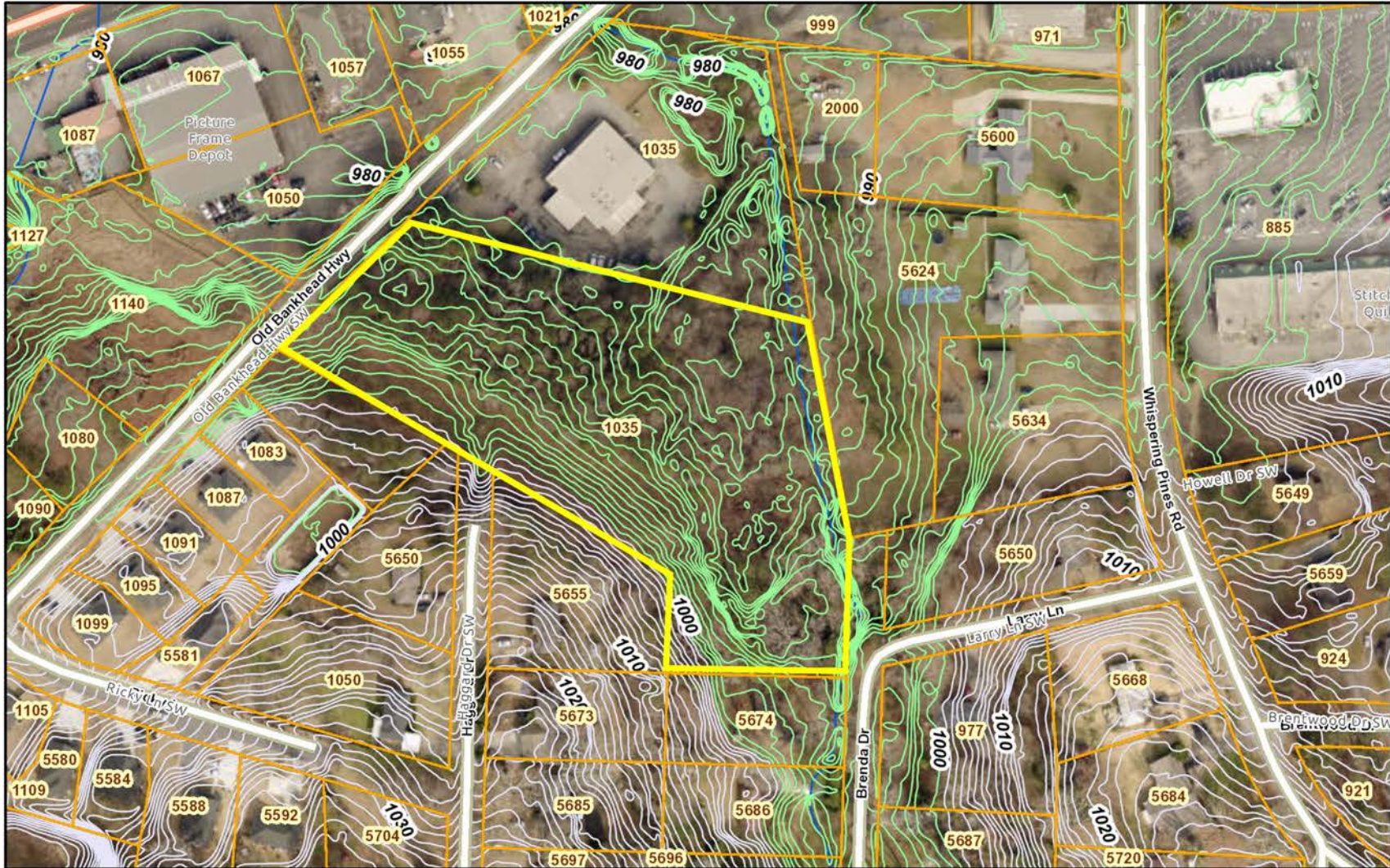
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|-----------------|--|--|---|
| Future Land Use | Very Low Density Residential | High Density Residential | Regional Activity Center |
| | <all other values> | Neighborhood Activity Center | Industrial Compatible |
| | Rural Residential | Medium Density Residential | Community Activity Center |
| | Low Density Residential | | Industrial |



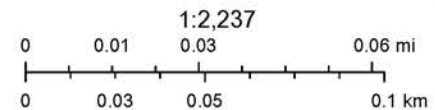
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1035 Old Bankhead Hwy - Topography & Hydrology



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- Cobb Parcels
- Cobb Roads
- Major Collectors
- Local-Private
- 1-Foot Contours
- Rivers
- Main rail line
- Interstates
- Minor Collectors
- Ramps
- 900 - 1000
- ORTHOS
- Arterials
- Local
- 1000 - 1100
- Red: Band_1



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Listing Team



Nelson Vinson
Partner

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Nelson specializes in residential and commercial land sales, working directly with land owners, residential and commercial developers, and multi-family and residential home builders. Nelson takes a personal approach by engaging in the process through the entitlement and pre-development phase.

Nelson has in-depth knowledge of working with owners, investors, and developers through the marketing process, selection of buyer, and throughout the contract and due diligence period.

Nelson joined McWhirter in 2007 and was named partner in 2016. Nelson currently holds Associate Broker licenses in Georgia and Alabama.

Nelson is a member of the Atlanta Commercial Board of REALTORS® Million Dollar Club and has been recognized as a Top Ten Land Broker (#2) in 2009 and a Top Ten Land Broker (#7) in 2013.



Dan Buyers
Partner

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Dan Buyers joined McWhirter in 1994 and became a Partner in 2014. He specializes in land sales, site selection and office/medical office brokerage. His expertise includes land sales and site selection for medical office, senior housing, retail, industrial, single family residential and multi-family properties as well as landlord and tenant representation in office and medical office transactions.

Dan is a recipient of the Silver Phoenix Award, Young REALTOR® of the Year, numerous Top Ten Land Sales Producer awards and is a Life Member of the Million Dollar Club as recognized by the Atlanta Commercial Board of REALTORS®.

Dan is also an active member of the community, serving on multiple Boards including the Cobb Chamber of Commerce, the Council for Quality Growth, the Cobb County-Marietta Water Authority (Vice Chair), the Town Center Area Community Improvement District (Vice Chair), the Atlanta Commercial Board of REALTORS® (Awards Chair, Past Chair-Diversity), and the Wellstar Foundation (Finance Chair).

Dan earned a Bachelor of Business Administration in Real Estate from the University of Georgia.



McWhirter

Commercial Real Estate Since 1981